

CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 07/02/02

AGENDA ITEM 5

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Appropriation of funds for the Mission-Garin Area Annexation Study

RECOMMENDATION:

It is recommended that City Council adopt the attached resolution appropriating \$163,000 for the Mission-Garin Area Annexation Study.

BACKGROUND:


On March 12, 2002, Council authorized initiation of the Mission-Garin Area Annexation Study. As previously discussed, the purpose of this study is to determine the appropriate land use and zoning for properties within the unincorporated areas as well as adjacent hillside areas within the city limits. Consequently, the study area includes those properties proposed for annexation as well as adjacent properties that are integral to a comprehensive evaluation of the area.

On June 25, 2002, Council reviewed the proposed timeline and budget for the annexation study. This process involves completion of the following steps: identification and evaluation of environmental resources and constraints; resolution of land use issues (including preparation of amendments to the General Plan Land Use Map as appropriate); determination of the overall circulation pattern and resolution of property access issues in the study area; completion of plans for water supply and distribution (to be included in the Plan for Provision of Municipal Services); consideration of rezoning and prezoning of affected properties to achieve consistency with the General Plan Land Use Map; and submittal of annexation application to the Local Agency Formation Commission.

Staff has concluded that an Environmental Impact Report (EIR) should be prepared for this study. The Program EIR prepared for the General Plan Update was necessarily general in nature and did not address potentially significant impacts specific to the study area and at this level of analysis. In addition, the EIR process provides for full evaluation of the impacts associated with possible alternatives to the project, which seems warranted for this study based on comments at the community meeting and initial review of available technical and environmental studies.

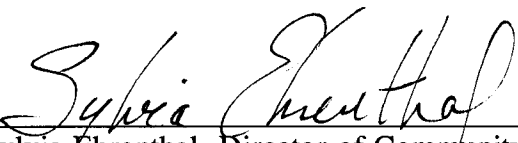
The budget developed for this study, which totals approximately \$163,000, includes costs for traffic and utility analyses, a fiscal impact analysis, other environmental analyses and documentation, and city staff time and materials. Also included are basic LAFCO fees associated with the annexation. Not included are additional costs incurred by LAFCO in processing the annexation, which will also be borne by the affected property owners. The budget was reviewed with those property owners within the study area who have indicated interest in annexation or further development of their properties. There was general concurrence among the property owners to provide funding for the study based on the acreage of their properties as a percentage of the total study area. Although expenses incurred by staff and consultants will be reimbursed by the property owners, it is still necessary to appropriate funds for this purpose. (The budget will recognize sufficient revenue to offset the expenses.)

Prepared by:



Gary Calame, AICP
Senior Planner

Recommended by:



Sylvia Ehrenthal, Director of Community
and Economic Development

Approved by:



Jesús Armas, City Manager

Draft Resolution

6/27/02.

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

mac
6/26/00

RESOLUTION AMENDING RESOLUTION 02-084, AS
AMENDED, THE BUDGET RESOLUTION FOR FISCAL
YEAR 2002-2003, RELATING TO AN APPROPRIATION
OF FUNDS FROM THE GENERAL FUND, FUND 100
TO THE MISSION-GARIN AREA ANNEXATION
STUDY, FUND 100 1501 4229-004

BE IT RESOLVED by the City Council of the City of Hayward that
Resolution No. 02-084, as amended, the Budget Resolution for fiscal year 2002-2003, is
hereby amended by appropriating \$163,000 from the General Fund, (Fund 100) to the
Mission-Garin Area Annexation Study Fund 100 1501 4229-004.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____

City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward